

FOR LEASE

# VOLUSIA SQUARE

2455 W International Speedway Boulevard, Daytona Beach, FL 32114

CAVA NOW OPEN &  
PLAYA BOWLS OPENING SOON



±1,280 SF UP TO ±55,868 SF OF INLINE SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

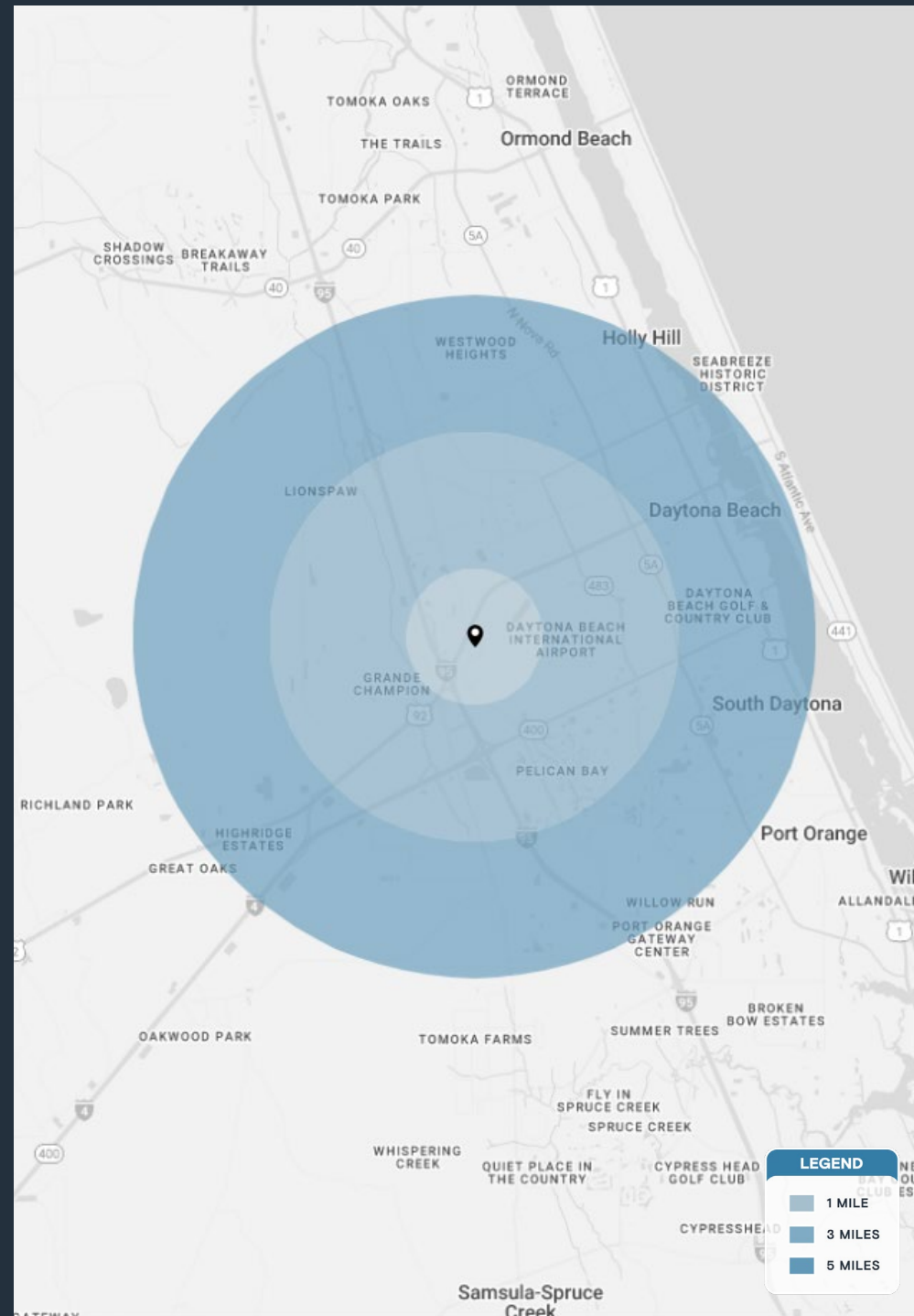
## HIGHLIGHTS

- ±193,923 SF center anchored by Home Depot and Ollie's Bargain Outlet
- ±55,868 SF available inline
- ±1,280 SF up to ±5,200 SF available inline
- ±3,518 SF freestanding second generation restaurant with drive thru available
- Walking distance from Daytona International Speedway
- Excellent visibility and access on West International Speedway Boulevard
- Pylon signage available
- West International Speedway Boulevard has over 8 million visitors each year
- 2.6 miles from Embry-Riddle with approximately 10,297 students
- 2.6 miles from Halifax Health Medical Center with 678 beds
- 3.2 miles from future plane manufacture, Aura Aero, which will create 1,000 jobs
- 1.6 miles from new 2.8M Amazon fulfillment facility with 1,200 employees

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| POPULATION        | 1,430    | 34,3872  | 122,360  |
| HOUSEHOLDS        | 701      | 14,833   | 52,808   |
| EMPLOYEES         | 1,547    | 28,644   | 64,567   |
| AVERAGE HH INCOME | \$54,565 | \$76,803 | \$75,654 |

|                   | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| POPULATION        | 6,261     | 71,615     | 176,763    |
| HOUSEHOLDS        | 2,704     | 29,852     | 76,843     |
| EMPLOYEES         | 6,338     | 44,123     | 80,756     |
| AVERAGE HH INCOME | \$77,535  | \$73,957   | \$78,341   |





## Tenant Roster

|       |                         |          |       |                        |           |        |                          |            |
|-------|-------------------------|----------|-------|------------------------|-----------|--------|--------------------------|------------|
| 101B  | Home Depot Garden (NIC) | NA       | 402   | Available              | 1,920 SF  | 900    | Dollar Tree              | 12,566 SF  |
| 201   | LensCrafters            | 6,400 SF | 403   | Available              | 2,000 SF  | 910    | Restaurant Depot Express | 30,255 SF  |
| 204   | Playa Bowls             | 1,600 SF | 501   | Available              | 55,868 SF | 1000   | Buffalo Wild Wings       | 9,321 SF   |
| 205   | CAVA                    | 2,800 SF | 601   | Sterotypes             | 3,983 SF  | 1200   | Available                | 3,518 SF   |
| 206   | Luxe Foot Spa & Massage | 1,677 SF | 701   | The Fish Tank          | 6,349 SF  | U-1100 | Raising Cane's (NIC)     | 10,262 SF  |
| 207/8 | Beauty Lounge           | 3,222 SF | 800   | Amped Fitness          | 28,500 SF | U-HD   | Home Depot (NIC)         | 100,635 SF |
| 401   | Available               | 1,280 SF | 801/3 | Ollie's Bargain Outlet | 22,694 SF | U-K1   | K1 Speed (NIC)           | 45,000 SF  |





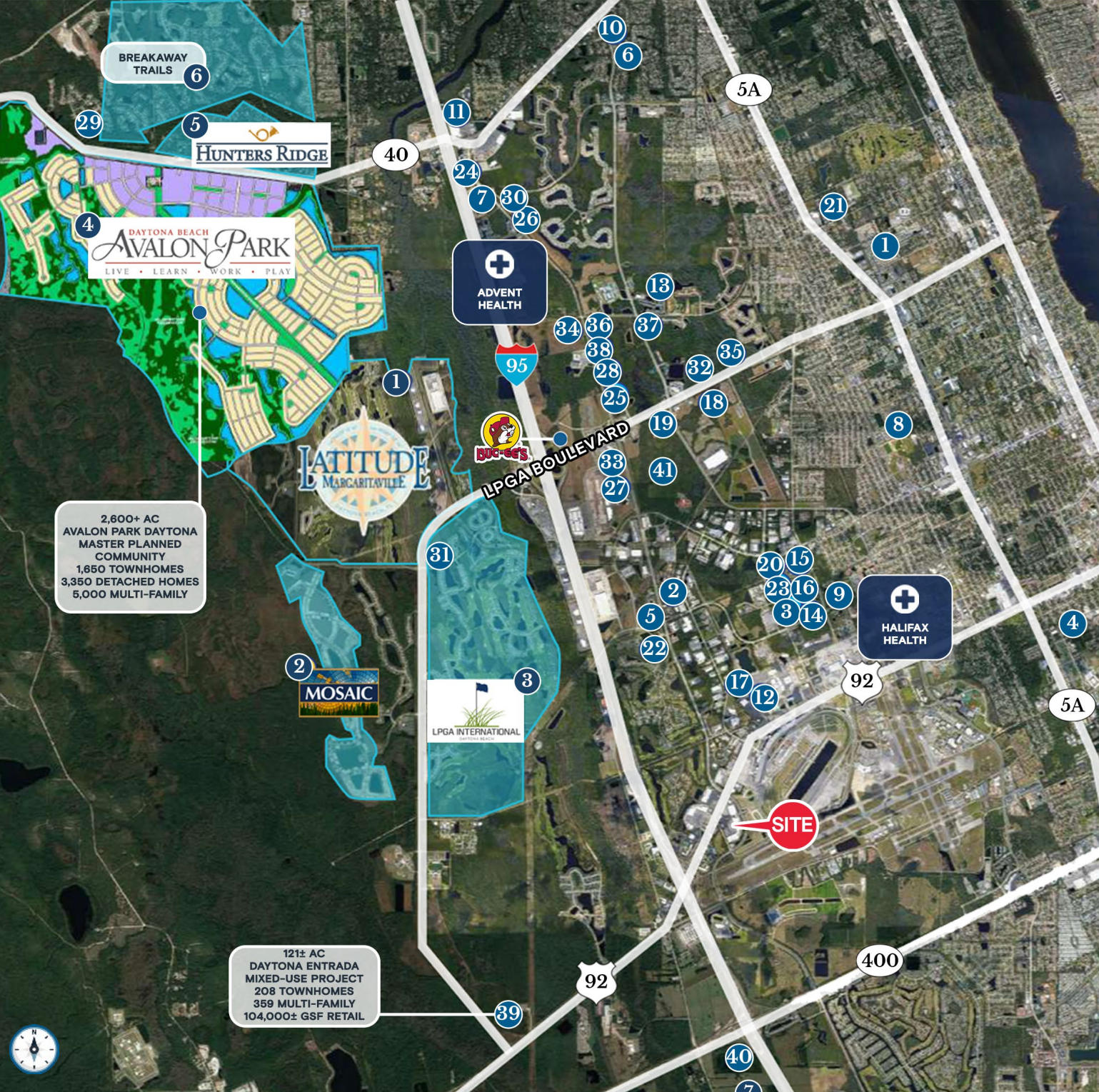












## LEGEND

### SINGLE FAMILY DEVELOPMENTS

| # | Property Name           | Starting Price | Homes Sold | Total Units |
|---|-------------------------|----------------|------------|-------------|
| 1 | Latitude Margaritaville | \$309k         | 1,907      | 3,500       |
| 2 | Mosiac                  | \$310k         | 160        | 1,200       |
| 3 | LPGA International      | \$360k         | 1,208      | 6,226       |
| 4 | Avalon Park             | TBD            | TBD        | 10,000      |
| 5 | Hunters Ridge           | \$190k         | 862        | 1,077       |
| 6 | Breakaway Trails        | \$210k         | 897        | 980         |
| 7 | Waypoint                | TBD            | TBD        | 610         |

### MULTI-FAMILY DEVELOPMENTS

| #  | Property Name                   | Units | Status | Year |
|----|---------------------------------|-------|--------|------|
| 1  | Holly Point Apartments          | 126   | E      | 1980 |
| 2  | Indigo Pines Community          | 240   | E      | 1985 |
| 3  | The Harbor                      | 168   | E      | 1986 |
| 4  | Pine Haven                      | 136   | E      | 2008 |
| 5  | Carolina Club                   | 224   | E      | 2002 |
| 6  | Ormond In The Pines             | 191   | E      | 1984 |
| 7  | Reserve at Ormond Beach         | 272   | E      | 2003 |
| 8  | The Park at Via Roma            | 288   | E      | 1974 |
| 9  | Anatole Apartments              | 208   | E      | 1986 |
| 10 | Fisherman's Landing             | 154   | E      | 1986 |
| 11 | Bermuda Estates at Ormond Beach | 344   | E      | 2006 |
| 12 | One Daytona - The Midrise       | 114   | U/C    | 2022 |
| 13 | Integra Shores                  | 288   | E      | 2009 |
| 14 | Lake Forest                     | 384   | E      | 1985 |
| 15 | Lake Forest Apartments          | 384   | E      | 1985 |
| 16 | The Breakers Community          | 208   | E      | 1985 |
| 17 | Icon One Daytona                | 282   | E      | 2019 |
| 18 | 500 East Apartments             | 301   | E      | 2020 |
| 19 | The Edison Daytona              | 223   | U/C    | 2021 |
| 20 | Wedgewood Apartments            | 300   | E      | 1995 |
| 21 | Charleston Place Apartments     | 216   | E      | 2001 |
| 22 | Indigo Plantation Apartments    | 304   | E      | 1989 |
| 23 | Coastline Cove                  | 208   | E      | 2000 |
| 24 | San Marco                       | 260   | E      | 2003 |
| 25 | Sands Parc Apartments           | 264   | E      | 2017 |
| 26 | The Napier                      | 260   | U/C    | 2020 |
| 27 | Tomoka Pointe Apartments        | 276   | E      | 2019 |
| 28 | The Ellis                       | 316   | P      | TBD  |
| 29 | Jaffe Site                      | 270   | P      | TBD  |
| 30 | Carter                          | 300   | P      | TBD  |
| 31 | Tymber Creek                    | 270   | P      | 2022 |
| 32 | LPGA & Clyde Morris Site        | 300   | P      | 2022 |
| 33 | Madison Pointe                  | 240   | E      | 2021 |
| 34 | The Cottages at Daytona Beach   | 285   | U/C    | 2021 |
| 35 | Emerson                         | 302   | P      | TBD  |
| 36 | Theta                           | 275   | P      | TBD  |
| 37 | Wood Partners                   | 300   | P      | TBD  |
| 38 | Atlantica at Daytona            | 341   | U/C    | 2024 |
| 39 | Daytona Entrada                 | 567   | U/C    | 2027 |
| 40 | Waypoint                        | 1,050 | U/C    | 2029 |
| 41 | The Oasis Project               | 660   | U/C    | 2027 |





## Contact Brokers

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